

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING THE EXTERIOR ALTERATIONS TO BUILDING 22 AT 2501 MONARCH STREET, A CONTRIBUTING STRUCTURE TO THE NAVAL AIR STATION HISTORIC DISTRICT A CITY OF ALAMEDA HISTORIC MONUMENT.

WHEREAS, on March 30, 2011 the Lyle Company applied for a Certificate of Approval and Design Review to alter the contributing structure, building 22, at Alameda Naval Air Station (NAS) to expand cellular services for AT&T; and

WHEREAS, the project was approved by Navy staff on May 17, 2011; and

WHEREAS, the General Plan designation for the property at NAS is Federal Facilities; and

WHEREAS, the Zoning Ordinance classification is M-2-G, General Industrial (Manufacturing) with a Government overlay; and

WHEREAS, the application was deemed complete on June 14, 2011; and

WHEREAS, the project is Categorically Exempt from additional environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301(l)(1) – Existing Facilities and 15331 - Historical Resource Rehabilitation; and

WHEREAS, on July 7, 2011 the Board reviewed the application including exhibits and documents and has made the following findings:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

Building 22 is currently leased long-term to the current tenant (Creative Technologies) and for miscellaneous wireless service providers that have obtained leases for roof-top areas and enclosed areas, as well as interior spaces. The existing use, once established under a Master Use Permit in 1999 and approved by the Planning Board, presents a departure from the original hanger uses. However, the building is put to reuse and as such receives regular maintenance that maintains the character defining characteristics of the building, its site and environment.

The addition of panel antennas presents a negligible impact on the exterior of the façade. The facade has many attached, existing appurtenances such as lights, speakers, exterior conduits, and also has painted signs.

2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

There is no removal of historic or character defining features proposed in this project.

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

No conjectural features or architectural elements are proposed for this project.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

No historic features or historic uses are proposed for elimination under this project. The proposal calls for the addition of panel antennas and a chain link enclosure on the north side of the building.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

No alterations to distinctive features, finishes, and construction techniques or examples of craftsmanship are proposed in this project.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

Severe deterioration is not present on this building.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No sandblasting is proposed for this project. The method of attachment for the panel antennas, roof-top equipment, and ground equipment will require drilling in the wall surfaces of the corner piers, as well as on the ground surface on the exterior of the structure. Should the appurtenances be removed in the future, any holes shall be patched. This condition of approval will be included in the Conditions of Approval.

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

No archeological resources are expected in this area, as Building 22 is located on a man-made land-fill. No ground excavation is proposed to expand the ground-level exterior enclosure.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

No additions for habitable space are proposed for this project. The distinguishing exterior features such as smooth stucco, detailing bands on the piers, hangar doors, etc will not be impacted by the addition of roof-top antenna equipment, or the installation of three panel antennas on the sides of the pier. The early Streamline Moderne architecture will remain intact.

- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The installation of panel antennas and exterior enclosure, as well as roof-top equipment, will require some drilling into the surfaces to attach the miscellaneous equipment. The attachment method (drilling and bolting) will not inhibit the future removal. The essential form and integrity of the historic property or the environment will not be irreparably impaired.

THEREFORE, BE IT RESOLVED that the Historical Advisory Board finds that this project meets the standards established by the Historical Advisory Board and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings on July 7, 2011 and issues a Certificate of Approval subject to the following conditions:

- (1) This Certificate of Approval shall expire three (3) years after the date of approval or by July 7, 2014, unless demolition has begun under valid City permits prior to the date of expiration.
- (2) The plans submitted for demolition shall be in substantial compliance with plans prepared by PDC Consultants and the Lyle Company for AT&T, received on March 30, 2011 and on file in the office of the City of Alameda Community Development Department.
- (3) HOLD HARMLESS. The applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, its Redevelopment Agency, the Alameda City Historical Advisory Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda Redevelopment Agency, Alameda City Historical Advisory Board and their respective agents, officers or employees to attack, set aside, void or annul, an approval by the City of Alameda,

the Historical Advisory Board, Alameda City Planning Board, the City of Alameda Redevelopment Agency or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.
